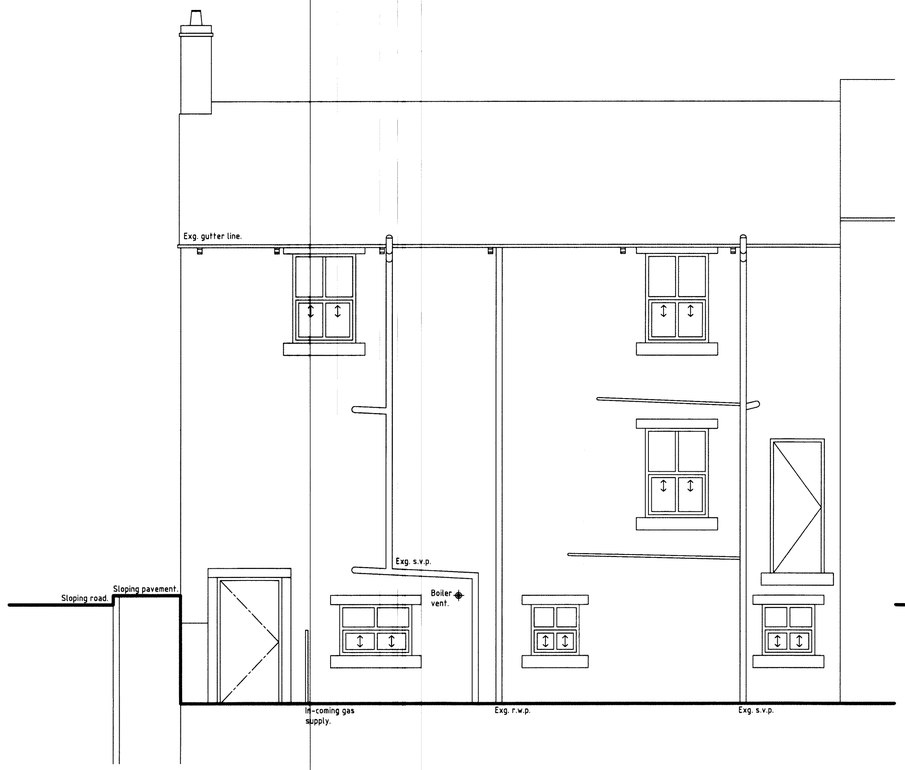
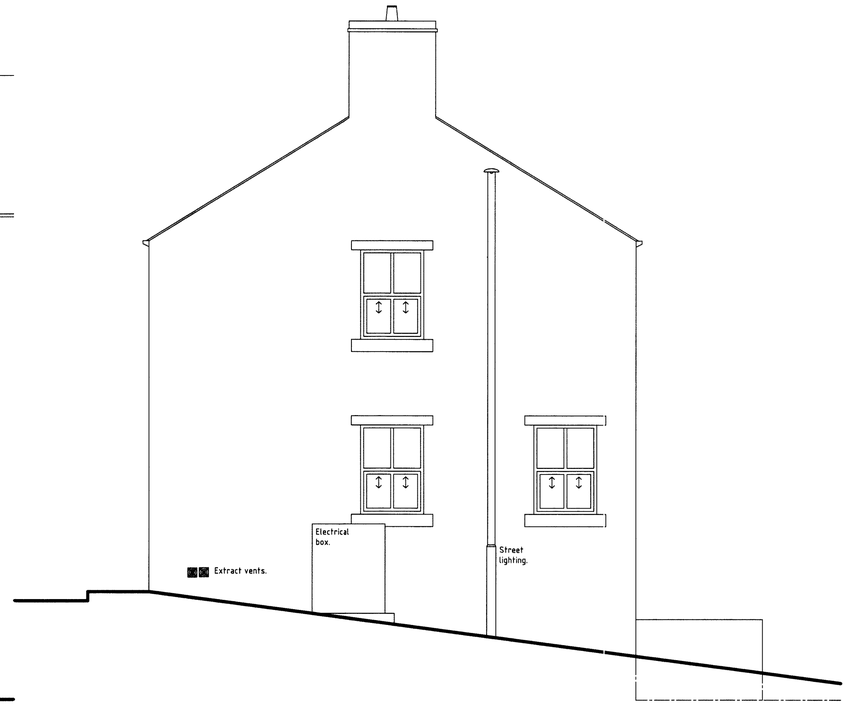
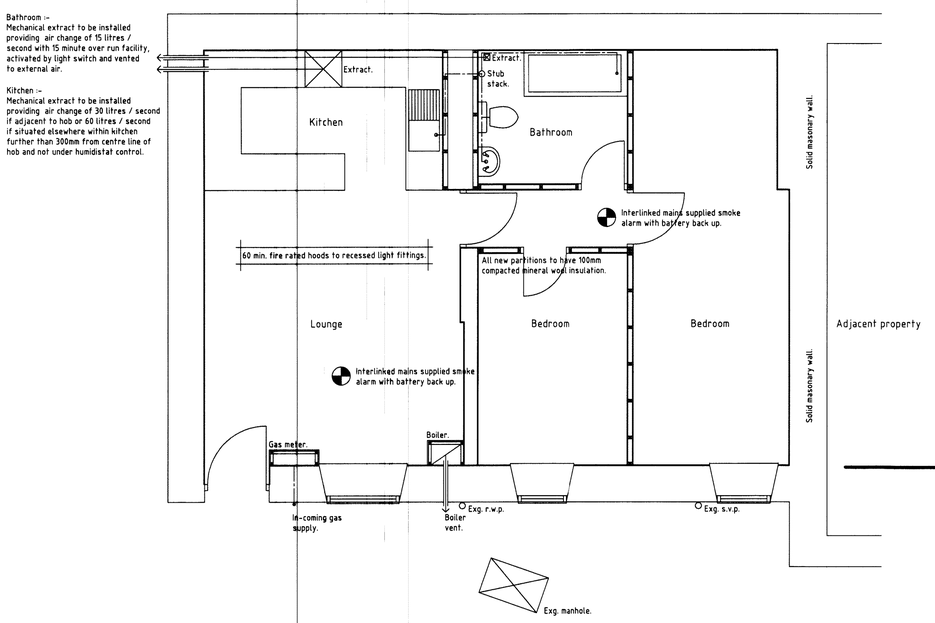
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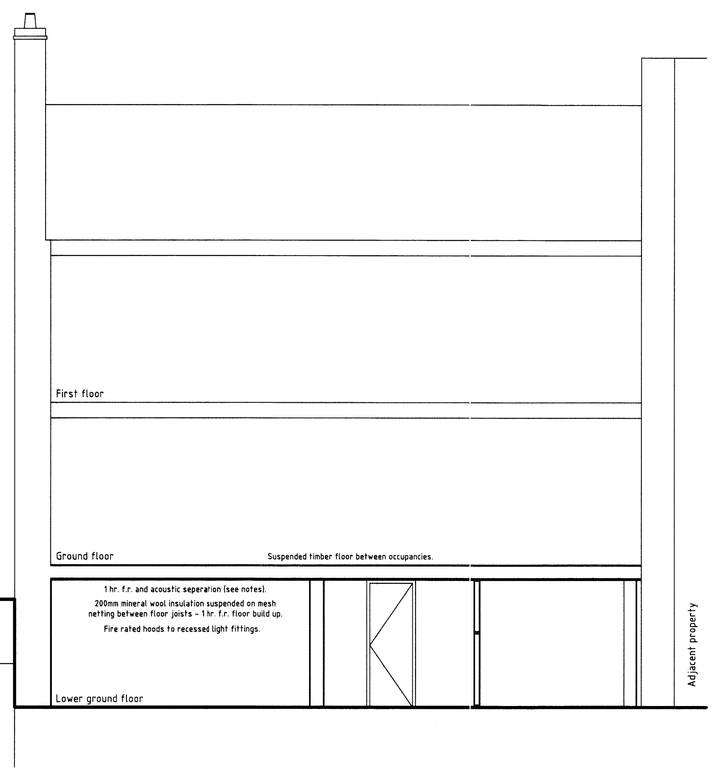
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed Section Through

NOTES:

GENERAL

ONLY BUILD OFF DRAWINGS STAMPED APPROVED BY LOCAL AUTHORITY FOR PLANNING AND BUILDING REGULATIONS - CHECK REVISIONS AGAINST CIRTIFICATES PRIOR TO CONSTRUCTION.
All dimensiones to be checked on site prior to commencement of work.
All construction work shall be in accordance with the Building Regulations 2000 as amended, and the NHBC requirements.
Contractor is required to liase fully with the neccessary LA departments when carrying out aspects of these works.

GLAZING

New first floor windows or windows above one storey to have escape windows with opening lights equal to min. 0.33 sq. mts in area and a minimum width of 450mm and a minimum height of 450mm (equates to 750 x 450 clear opening). All depths /widths relate to clear unobstructed sizes.
All new windows to have trickle vents equal to 2500 /5000sq.mm fitted heads dependant on room use.(see drawing and ventilation notes for details).
All new windows to be double glazed with a minimum cavity of 18mm and glazed in low E glazing.
Safety glazing to be installed to critical locations :-
Glazing to doors and side screens within 1500mm of floor.
Glazing to windows within 800mm of floor level .
Safety glazing to be toughened / laminated to B.S. 6206

FIRE DETECTION SYSTEM

Power supply for smoke alarm to be from mains supply with battery back up and interlinked.

Power supply to be connected to smoke alarms via a separately fused circuit at the distribution board.

Residual Current Devices (RCD) should not ideally apply to smoke alarm circuits, should for reasons of electrical safety RCD's be required then :-
The RCD should only serve the circuit supplying the smoke alarm (or)
The RCD protection of the fire alarm circuit should operate independently of any RCD protection for circuits supplying socket outlets or portable equipment.

Smoke alarm locations to be in circulation areas between sleeping places where fires are likely to start (kitchen / living rooms) and within 7.5m of the door of every habitable room.

Smoke alarms to be fixed to the ceiling and at least 300mm from any wall or light fittings, wall mounted fittings to be above the level of the doorways into the space.

Smoke alarms to be sited so that the sensor, for ceiling mounted devises, is between 25mm and 600mm (between 25mm and 150mm for heat detectors) assuming the ceiling is predominantly flat and level.

Smoke alarms to be fixed in position of accessible maintenance, testing and cleaning.

ELECTRICAL - GENERAL

1/3rd of all primary light fittings within the proposed development to have a fitting type that will only recieve lamps having a luminous efficiency greater than 40 lumens per circuit-watt (eg compact flourescent lamps).

Smoke detection to be powered via 240V mains supply with battery back up and to be interlinked with each other.

All recessed light fittings installed into new ceilings to have non-combustible air tight housing around rear of fitting within (floor or ceiling build up) to form clear void away from insulation to allow safe dissipation of heat, clearnece to be in line with lighting manufacturers recommendations but be no less than 75mm vertically and 100mm horizontally - all sizes from top and side of housed fitting.

ELECTRICAL- CERTIFICATION

Electrical works by non-competant person scheme member :
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring

guidence and building regulation part P (electrical safety). On completion of works a copy of installers electrical installation test cirtificate complient withy BS 7671 is to be provided to the client and local authority.

AND

Prior to covering of all wiring / cables, the installation is to be inspected by a competent person and on completion of the work, in addition to the above cirtificate, an additional competent persons electrical test certificate complient with BS 7671 is to be provided to the client and local authority. (competent person means a member of C.L.G. electrical competent persons scheme)

Electrical works by a competent person scheme member :

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and building regulation part P (electrical safety) by a member of the C.L.G. competent persons scheme.

AND

The competent person is to send to the local authority a self-certification cirtificate within 30 days of the electrical works completion. Client must recieve both a copy of self-certification certificate and a BS 7671 electrical installation test certificate.

ACOUSTIC PRE-COMPLETION SOUND TEST

Acoustic sound test to be carried out to determine current levels of sound resistance from existing walls and floors - Acoustic treatment to be determined upon readings but utilising independant timber wall detail.
Second test to be carried out to record and document new level of acoustic noise reduction - Minimum value of airbourne sound insulation to be 43dB.

ACOUSTIC IMPROVEMENT TO SEPERATING FLOOR

Existing timber suspended floor to be supplimented by :-
Build up of :-
12mm existing floor boards patched and filled with
Ecomax 'Reduc Micro acoustic flooring.
200mm Rockwool Flexi between joists (with),
2 layers 15mm plasterboard fixed to underside of joists (with),
staggered joints and plasterskim finish to face.

ACOUSTIC IMPROVEMENT TO SEPERATING WALLS

Existing 100mm minimum masonary wall with plaster finish to each side (clad one side with),
An independant timber frame with 50mm Rockwool Flexi between studs (behind),
2 layers 15mm standard wall boards (edges treated with),
Rockwool acoustic sealent to edges of boards,
Plater skim finish to face.

FIRE SEPERATION FLOOR - 1 HOUR FIRE RATED

To achieve 1 hr. f.r. seperation between occupancies a minimum build of :
Minimum 15mm tounge and groove plywood or chipboard (on)
at least 50mm wide floor joists (with)
at least 30mm plasterboard with staggered joints and exposed joints taped and filled or plaster skim coat.

PLUMBING

100mm Dia. u.p.v.c. soil and vent pipe in accessible ply ducts where within the property - ducts within property to be insulated with 100mm compacted mineral wool to reduce noise transfer.
32mm dia. waste pipes to hand vash basins unless waste run exceeds 1700mm then 40mm dia. to be used.
40mm dia waste pipe to be provided for bath / shower / sinks, 32 dia. waste to bidets ;
75mm deep seal trap to all fittings.
Pipes above last connection to be fitted with air admittance valve or to be taken up to the external air, Soil and vent pipe to terminate min 900mm above any opening light and be capped with perforated cover.

PARTITIONS - TIMBER STUDWORK

New timber studwork partitions formed in 75 x 50 s.w. @ 600mm centres clad each side with 12.5mm plasterboard with plaster skim finish.
All new partitions to be insulated with 100mm mineral wool insulation.

Double joists to be positioned below parrallel running walls.

HEATING AND HOT WATER SYSTEMS

Any new or domestic boiler installation or replacement to be a condensing boiler.

Extension of exg. heating system be carried out by GAS SAFE approved contractor.

Mains natural gas and LPG boilers to have a min. SEDBUK rating of 90%
Oil fired boilers from 1st April 2007 to have a min. SEDBUK rating of 90%.

Installation :-

Boiler to be installed in strict accordance with manufacturers instructions.
Installer to concider siting of flue to avoid visible plume & wetting of surfaces.
Liquid condensate to discharge to a suitable foul drain (not surface water).
Condensate pipework to manufacturers instructions but generally max. 3m long, insulated where external, with 75mm deep condensate trap to prevent smells entering building.
Flues discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J.
Completion certificate - copy of boilers Building Regulation Complience Certificate from the GAS SAFE or OFTEC registered installer to be provided to building control and householder as evidence of complience.

Hot water system -

Areas with differing heating needs e.g. sleeping / living areas to have individual temperature control by the use of room thermostats or individual radiator valves.
Seperate timing controls to be provided for space heating and hot water (except for combination boilers and solid fuel appliences.
The system design must allow the provision of only space heating, only water heatinf, or both when required.
Boiler controls to prevent the boiler operating when neither the space heating system nor the hot water system requires heat.
Hot water system vessels insulated with a minimum 35mm factory applied coating of PU-foam or the equivalent.
Pipes and ducts insulated where in unheated areas or outside.
Hot pipework connecting to boilers and hot water storage vessels (including vent pipe) should be insulated for at least 1m from where they connect.

Heating and domestic hot water provided by wall mounted balanced flue gas fired boiler to have its balanced flue positioned a minimum of 300mm from any opening and 600mm from the corner and have a terminal guard if within 2000mm of adjacent ground level.

VENTILATION

Mechanical extraction to be provided to kitchen, bathroom, w.c., en-suit, utility rooms :-
Kitchen ventilation to be capable of providing 30 lit/sec or 60 lit/sec extraction if further than 300mm from centre line of hob.
Utility room extract to have 30 lit/sec with 15 minute over run connected to light switch.
Bathroom / en-suit / w.c. extract to provide 15 lit/sec extraction.
Internal bathrooms to be provided with extract equal to 3 air changes per hour and have 15 minuite over run ducting to outside air.

All habitable room windows to have an opening light equal to 1/20th of floor area.
All new windows to have controllable trickle vents to provide background ventilation :-
Habitable rooms 5000mm2.
Kitchen 2500mm2.
Utility room 2500mm2.
Bathroom 2500mm2.
Sanitary 2500mm2.

Systems to be installed / inspected & commissioned in accordance with domestic ventilation compliance guide.

All doors and windows to have draught excluders.

Existing air bricks to be extended where new construction blocks or covers existing air bricks.

07 FEB 2011

DEREK BUCKLEY
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REV.	DATE	AMENDMENT

CLIENT: Mr. D. A. Harrison.

PROJECT: Proposed Dwelling On Lower Ground Floor.

LOCATION: Rosewood Building : 2, Church Street, Tintwisle, SK13 1JR.

DRAWING TITLE: Proposed Details.

PROJECT No.:	209 / 2010.	DRWG No.: 10/DB/001
DATE:	10.12.10.	
SCALE:	1:50 @ (A1)	
DRAWN:	D.Buckley	
REVISION:		